

DRAFT - PLANNING COMMISSION AGENDA- DRAFT

July 28, 2015

5:00 p.m. –1st Floor Council Chambers

ADOPTION OF MINUTES: June 23, 2015

I. PUBLIC HEARINGS

1. HARRISBURG ESTATES PHASE 2; R/S OF TRACT 1 OF HARRISBURG ESTATES
2. LITTLE MOUNTAIN SUBDIVISION PHASE I; R/S OF LOTS 20, 21, 22, 33, 58
3. MEADOWS AT HAMPTON COVE PHASE 2
4. OAK GROVE AT FARLEY FARM PHASE 3
5. SUMMER POINTE
6. **LOCATION, CHARACTER, & EXTENT**
(a) PROVIDENCE SCHOOL – BUS LOOP MODIFICATIONS (#839)
7. **ZONING**
(a) GREEN MOUNTAIN 2 REZONING (1507)
(b) MAGNA CARTA REZONING (1508)
(c) RESEARCH STATION REZONING (1509)
(d) TIMMS ZONING (1510)
(e) ZONING ORDINANCE AMENDMENT: C1A DELETION

II. SUBDIVISIONS

1. HAMPTON RIDGE PHASE 6

Final (36 lots) Developer: Mungo Homes of Alabama
 Engineer: Smith Engineering

Located: Southeast City, south of Sutton Road and west of Old Big Cove Road
2. HARRISBURG ESTATES PHASE 2; R/S OF TRACT 1 OF HARRISBURG ESTATES

Relayout (22 lots) Developer: John G Gann & Co.
Repreliminary (22 lots) Engineer: Smith Engineering

Located: Southwest City, west of South Memorial Parkway and south of Rothmore Drive
3. IREDELL SUBDIVISION PHASE 2; R/S OF TRACT 1 OF IREDELL SUBDIVISION PHASE 1

Final (62 lots) Developer: Concord Development, Inc
 Engineer: Smith Engineering

Located: Northwest City; north of Highway 72 West and east of Nance Road
4. LITTLE MOUNTAIN SUBDIVISION PHASE I; R/S OF LOTS 20, 21, 22, 33, 58

Layout (5 lots) Developer: Wright Homes, LLC
Preliminary (5 lots) Engineer: Smith Engineering
Final (5 lots)

Located: Southeast City, east of Old Big Cove and south of Sutton Road

5. MEADOWS AT HAMPTON COVE PHASE 2

Relayout (524 lots) Developer: Wright Land Holding Co, LLC
Preliminary (79 lots) Engineer: Mullins, LLC

Located: Southeast City, east of Old Highway 431 and south of Berkley Road

6. OAK GROVE AT FARLEY FARM PHASE 3

Relayout (32 lots) Developer: Farley Farm, Inc.
Preliminary (32 lots) Engineer: Smith Engineering

Located: Southwest City, west of South Memorial Parkway and north of Green Cove Road

7. SOUTHGATE SUBDIVISION PHASE 3

Final (47 lots) Developer: JJ&M Properties, LLC
 Engineer: Landmark Engineering

Located: Southeast City; south of Taylor Lane and west of Highway 431

8. SUMMER POINTE

Layout (43 lots) Developer: Davidson Homes
Preliminary (43 lots) Engineer: Mullins LLC

Located: Northwest City, north of Capshaw Road and west of Nance Road

Waiver: non radial lot between lots 3/4, common area B/lot 6, 6/7

III. LOCATION CHARACTER, AND EXTENT

1. PROVIDENCE SCHOOL – BUS LOOP MODIFICATIONS (#839)

Developer: HCS Engineer: Johnson and Associates

Located: Northwest City; north of Chalkstone Street and west of Old Monrovia Road

IV. PETITION TO REVISE FINAL PLAT NOTE

Revise Final Plat “Floodplain Notes” for Sotheby Phase 2 at McMullen Cove

V. ZONING

1. GREEN MOUNTAIN 2 REZONING (1507)

Located: West side of South Shawdee Road and on the north side of South Village Square Road

Rezoning Request: Neighborhood Business C-1A District to Residence 2-A District (0.25 acres)

2. MAGNA CARTA REZONING (1508)

Located: West side of U.S. Highway 231 South and on the north side of Magna Carta Place

Rezoning Request: Light Industry District to Residence 2 District (5.46 acres)

3. RESEARCH STATION REZONING (1509)
Located: East side of Research Park Blvd and south of Research Station Blvd
Rezoning Request: Residence 2-B District to Neighborhood Business C-1 District (1.62 acres)
4. TIMMS ZONING (1510)
Located: North side of Capshaw Road and on the east side of Autumn Branch Drive
Proposed Zoning: Residence 2 District (0.42 acres)
5. ZONING ORDINANCE AMENDMENT: C1A DELETION
Deletes Zoning Ordinance Article 21 – Neighborhood Business C-1A District Regulations
6. ZONING ORDINANCE AMENDMENT: VILLAGE C-6 DISTRICT
Adds new Article 27-Village C-6 District Regulations and amends Article 75-Alcoholic Beverage Control Regulations to add regulations for Article 27.

VI. INVOCATION/EXTENSION OF BONDS

1. Village of Providence Phase 6A: R/S
2. Cedar Park at Bell Grove Phase 2
3. The Sanctuary at River Ridge Phase 2: R/S
4. River Ridge Phase V: R/S
5. Anslee Farms Phase 1
6. Walnut Cove 2: Phase 2 at Lake Forest